

For Sale

CLARENDON HOUSE, STABLES AND GROUNDS

30 MANSE ROAD, LINLITHGOW EH49 6AN



Exceptional opportunities to develop an historic
Linlithgow villa, stables and grounds



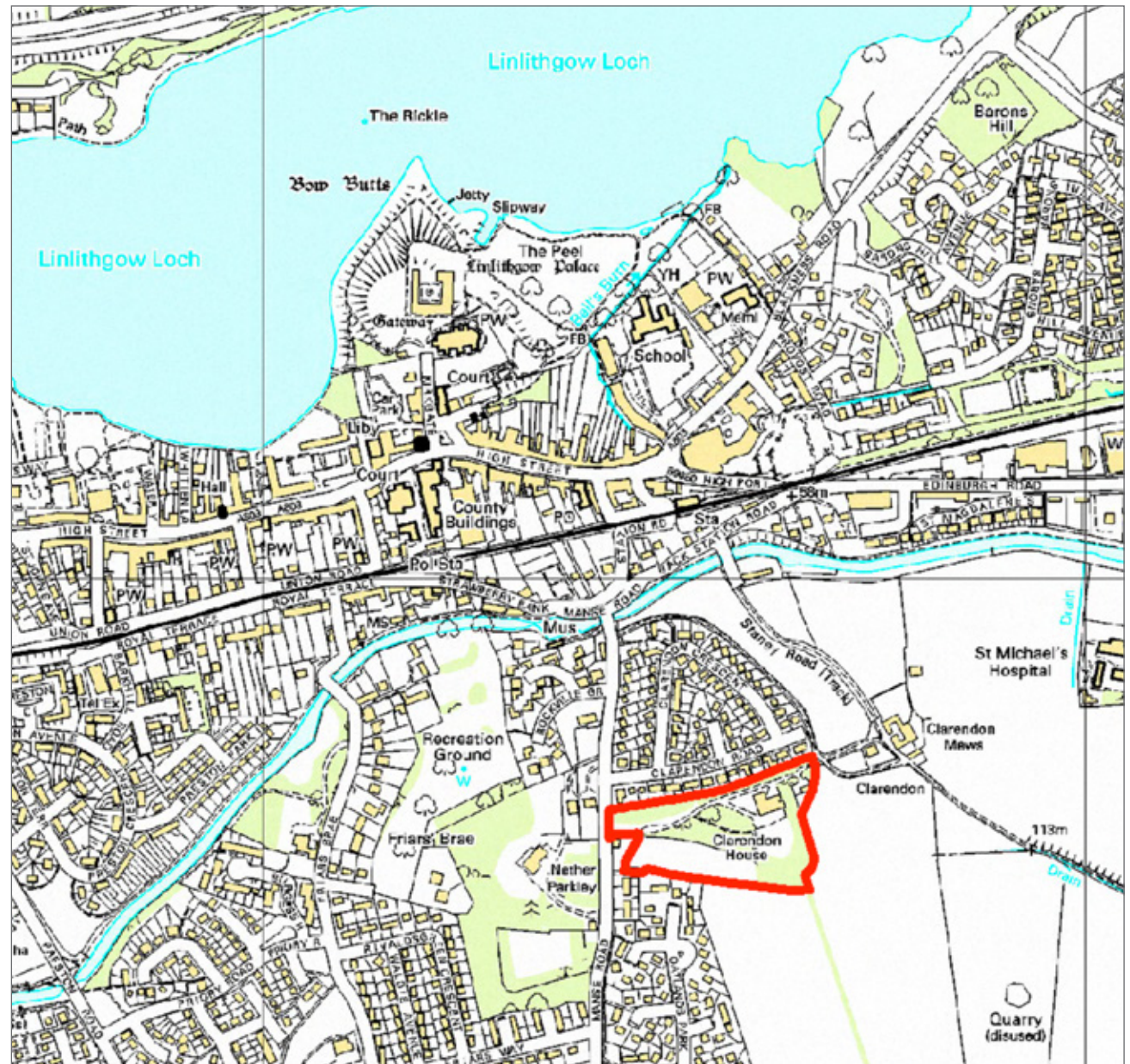
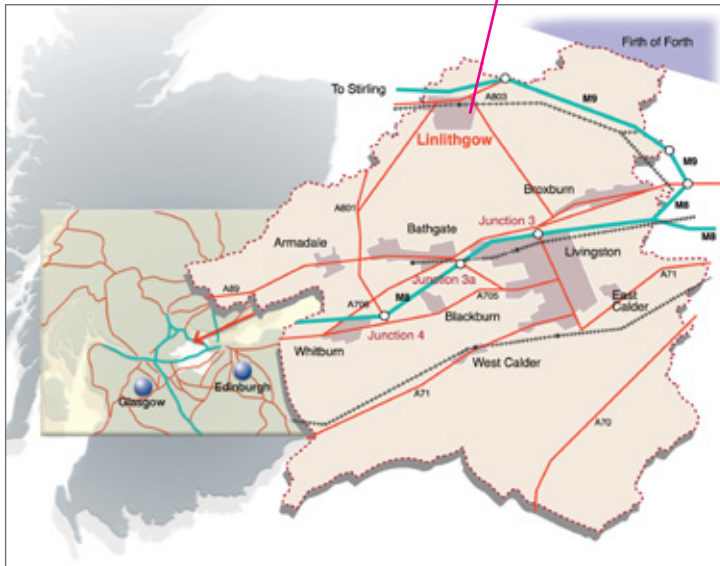
LOCATION

Clarendon House is located on Manse Road, Linlithgow, to the south of the historic town centre, close to the Bathgate Hills.

The House has excellent road links to Edinburgh, Glasgow and Stirling via junction 4 of the M9 motorway. In addition there is a railway station at Linlithgow with commuter services to Edinburgh and Glasgow providing convenient access to Scottish principal cities and the amenities of the central belt. Edinburgh Airport is approximately 13 miles away.

See plan on right (not to scale).

Clarendon House



THE PROPERTY

Clarendon House is a 2-storey B listed villa. Its design is a 3 bay symmetrical classical style with canted windows to the south elevation. It was built in approximately 1820, with the subsequent addition of a 2 storey extension to the rear in around circa 1875 with a 3 storey Italianate tower on the west elevation.

To the east of property is a modern 2 storey extension which is not listed.

The stable block was constructed in 1875 is B listed and comprised a single storey and attic. Its design is symmetrical 3 bay rectangular building constructed in cream bull-faced snecked sandstone with picked and droved ashlar dressings and overhanging eaves.

The House is at the end of a tree lined drive through wooded grounds and is set in approximately 278 hectares (6.9 acres) of its own grounds on the outskirts of Linlithgow.

The property falls within the catchment of a number of good primary and secondary schools including Low Port Primary, St Josephs RC Primary Linlithgow Academy and St Kentigerns Academy.



PLANNING PERMISSION & DEVELOPMENT POTENTIAL

Clarendon House is Category B listed and is within the Upper Linlithgow and Union Canal Conservation Area, as identified in the West Lothian Local Plan. Trees are also protected by virtue of the conservation area designation.

A planning brief has been approved for the property which outlines a range of uses which in principle are acceptable in planning terms. These include residential (subject to constraints), day centre, nursing home, education, function suite, hotel, restaurant and offices or a combination. A copy of the approved Planning Brief is attached with these Particulars

Prospective purchasers must satisfy themselves as to the suitability of the subjects for their intended purpose and are strongly advised to discuss their proposals in planning terms fully with the Council's Development Management unit before making any offer. See contact details for planning below.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate for the property shows a grading of G. A copy of the certificate is enclosed with these particulars. Further information is available on request.

BUILDING STANDARDS

Prospective purchasers should also consult Building Standards in respect to any proposed alteration to Clarendon House or the stable block, which might require a Building Warrant.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.



LOTS

The property will be sold as a whole or in lots or in a combination of lots. The lots are as outlined below and show on the following plan:

Lot 1

Comprising approximately 3.365 acres. To the south of the lot is a large secluded area which has the potential to be developed for up to 6 substantial family homes, in an idyllic woodland setting with large yew hedges. The lot incorporates an area of planting that is to be retained and managed as required by the Planning Brief.

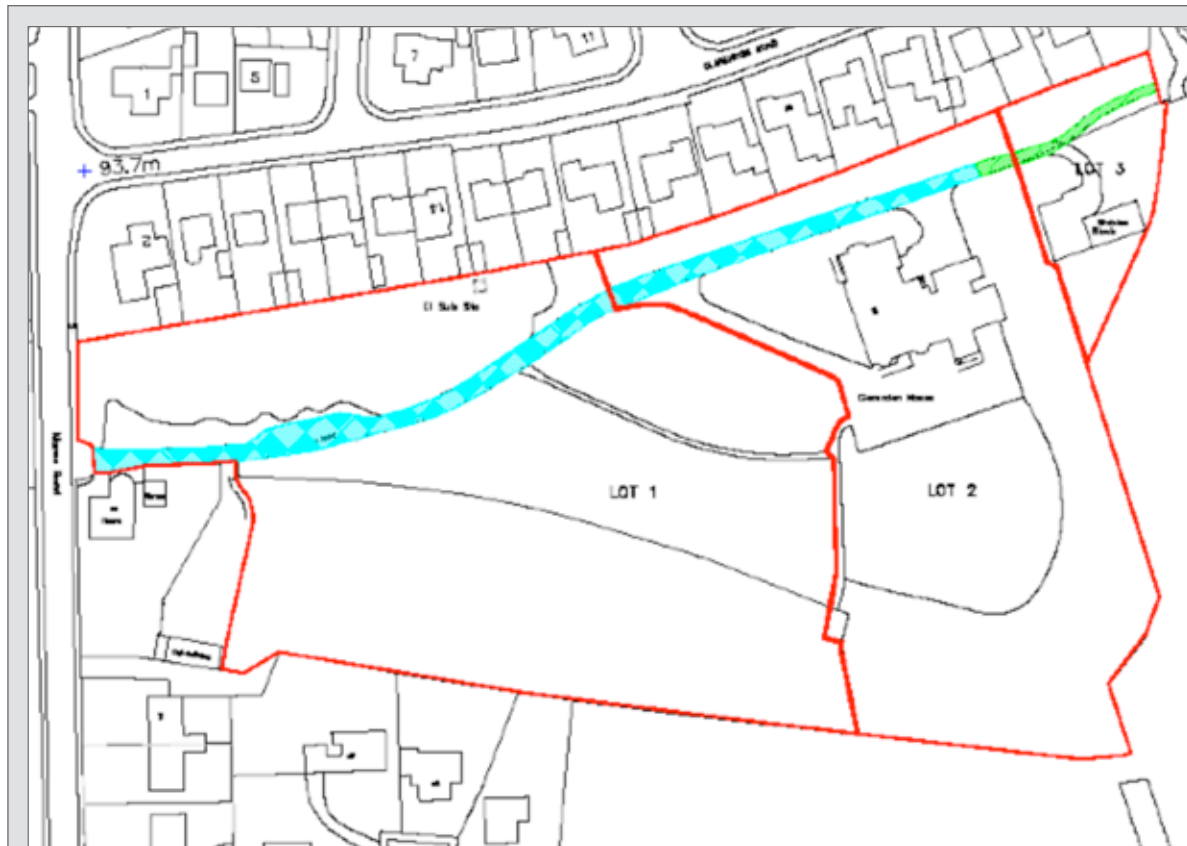
Lot 2

Comprising approximately 2.246 acres. The lot includes the original house, 3 storey Italianate tower and the modern extension. There are extensive grounds to the south of the house beyond the main parking area. The interior of the property has a stained glass panel over the tripartite pilastered half-glazed vestibule door.

The principal rooms feature fine plasterwork ceilings, complete with friezes and centrepieces. There are also marble chimneypieces in a number of rooms. There are timber balusters to a dog staircase. The grounds predominately consist of two large flat grassed areas which are to remain undeveloped, as required in the planning brief.

Lot 3

Comprising approximately 0.384 acres. The lot includes the Stable Block, with a courtyard to the north and a small triangular shaped garden to the south. This lot has excellent redevelopment potential for conversion and restoration as a family home.



Please Note:

The line shown in blue and subsequently green on the indicative plan below shows the entrance drive to the whole property.

The repair, maintenance and all future responsibilities and liabilities of the section of the drive coloured blue will be the joint responsibility of the purchasers of lots 1, 2 & 3. The costs will be split on an area basis between the three lots.

The repair maintenance and all future responsibilities and liabilities of the section of the drive coloured green will be the sole responsibility of the purchaser of lot 3.

PRICE

Whole Property: Offers over £1,075,000

Lot 1: Offers over £650,000

Lot 2: Offers over £375,000

Lot 3: Offers over £99,000

VIEWING

The premises can be viewed externally at any time without prior appointment.

Viewing inside the premises is strictly by appointment only.

Anyone wishing to view inside the premises should contact Property Management & Development, at the numbers below.

CONTACTS/ENQUIRIES

Planning Enquiries - Development Management

T: 01506 282456

Building Warrant Enquiries - Building Standards

T: 01506 282480

General Enquiries - Property Management & Development

Tracey Thomson , T: 01506 281834. E: tracey.thomson@westlothian.gov.uk

Pauline Smith, T: 01506 281832. E: pauline.smith@westlothian.gov.uk

Susan Riddell, T: 01506 281828. E: susan.riddell@westlothian.gov.uk

CONDITIONS OF SALE

1. The property will be sold as possessed by West Lothian Council and subject to all conditions and/or restrictions affecting it, whether or not contained in the Title deeds. Any conveyance by the Council shall contain such reservations, burdens and conditions, as the Council's solicitor may consider necessary for the protection of its interests.
2. The property will be sold as seen. Prospective purchasers should arrange their own survey prior to making an offer and should satisfy themselves as to the suitability of the property for the intended purpose.
3. Whilst offers conditional upon the granting of planning and other consents will be considered, preference will be given to unconditional offer, other factors such as price being equal. In the case of offers conditional on the grant of planning consent, the planning application for development of the site would require to be submitted within one month of the date of conclusion of missives with start on site being within 12 months of grant of planning permission.
4. The building must be protected as it is Category B listed and in the Upper Linlithgow and Union Canal Conservation Area. Trees are also protected by virtue of the conservation area designation.
5. VAT will NOT be charged on the purchase price.

NOTES OF INTEREST /CLOSING DATE

Interested parties should notify their interest in writing or by e-mail to:

tracey.thomson@westlothian.gov.uk

Only those parties who have provided a Note of Interest will be advised of the closing date once it has been set.

OFFERS

1. The Closing Date will only be advised to those parties who have provided a Note of Interest prior to the date being set.
2. Offers that are conditional upon planning permission or other consents should include the following information.
 - a. A layout of the proposed development (including, where applicable, the projected number of units on site, proposed housing types, parking provisions and the location of SUDS).
 - b. Details of the proposed use and development of the site.
 - c. Details of any permissions / consents required.

3. All offers should be made in an A4 envelope clearly labelled .

OFFER FOR DEVELOPMENT PROPERTY CLARENDON HOUSE, MANSE ROAD, LINLITHGOW. Also the envelope should clearly state which lot you are offering for i.e. **LOT X** or **ALL LOTS**.

The offerer should write his/her name and address on the back of the envelope. Any additional material for submission or presentation must be suitably sealed, labelled and attached to the offer envelope.

4. Where relevant, offers should take account of the Council's policies on developer contributions and reflect any financial adjustments required as a result of complying with these policies. Details of developer contribution policies may be found from the Council's planning officers or online at **www.westlothian.gov.uk**
5. Any offers received after 12 noon on the closing date will be returned unopened and will not be taken into consideration by the council.
6. All offers should be sent to:
**Estates Manager, Property Management & Development
West Lothian Council, West Lothian Civic Centre,
Howden South Road, Livingston EH54 6FF**

7. Offers received by fax will not be accepted
8. The council does not bind itself to accept the highest or any offer.
9. Prospective purchasers should also submit with any offer, information sufficient to allow the council to obtain a suitable financial reference. Where an offer is submitted by a company (which is not a limited or public limited company) or a partnership, then details of the directors or partners involved should be named.
10. Offers must be submitted in accordance with the above instructions. Failure to comply with the above instructions will result in the offer being declared void.
11. Council Executive approval will be required for the sale(s) and written confirmation of the date of the meeting will be provided to offerers after the closing date. Please note that there will be no other contact with offerers until after this date.

GENERAL

1. Since the purchase of any property is a serious undertaking, you are strongly recommended to take appropriate professional advice.
2. These particulars do not form part of any contract and none of the statements contained in them regarding the property are to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each.

ENTRANCE DRIVE AND GARDENS

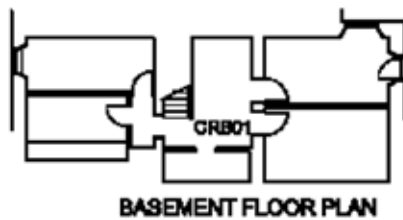
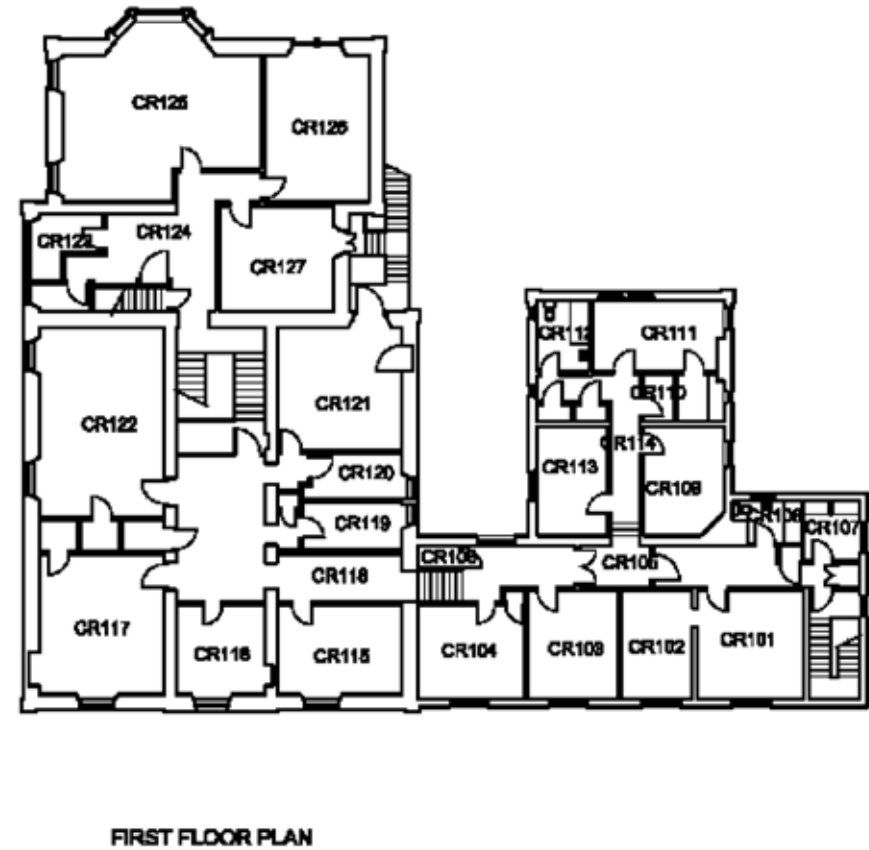


LOT 2 - COMPRISING HOUSE & GARDENS



HOUSE INTERNALS





NOTE
THIS DRAWING IS NOT A MEASURED
SURVEY, IT IS DRAWN UP FROM
RECORD PLANS

Construction Services
Construction Design
Ogilvie House, Ogilvie Way
Livingston EH54 8HL

Tel: (01508) 777444 Fax: (01508) 777482
E-Mail: Construction@westlothian.gov.uk



PROJECT :

CLAREDON RESOURCE
CENTRE

© all dimensions to be checked on site

DRAWING :

EXISTING LAYOUT

© do not scale from drawings

name	date	details	scale(s)	drawn
DATE CHECKED CONTRACT JOB NO.	DATE FEB 03	SCALE(S) 1:200	DATE FEB 03	WR
DATE SUBMIT	JOB NO. 998	SOURCE 99	DRAWING NO. 98818/1	ISSUE -

LOT 1 - GARDENS



LOT 3 - STABLE BLOCK, STABLE YARD AND SMALL GARDEN TO THE REAR

